

## SUB THRESHOLD EIA SCREENING REPORT 16A KERRY ROAD, MAYFIELD HOUSING PROJECT

Criteria for determining whether a development would or would not be likely to have significant effects on the environment as per the requirements of Article 120 of the Planning and Development Regulations 2001 as amended

<b>1. CHARACTERISTICS OF PROPOSED DEVELOPMENT</b>	
Size of Proposed Development	<i>The development consists of 1no. single storey detached dwelling. Total floor area approx. 87 sqm, site area approx. 310 sqm.</i>
Cumulation with other Proposed Development	<i>n/a</i>
The nature of any associated demolition works (* see article 8 of SI 235 of 2008)	<i>The development does not involve the demolition of buildings. It does involve removal of small size concrete pad (35sqm) and demolition and replacement of a low level front boundary that currently occupies the site.</i>
Use of Natural Resources	<i>The use of natural resources associated with this development is limited to the materials to be used for its construction.</i>
Production of Waste	<i>Waste production is limited to the construction phase and will consist of the following: - General building waste - Excavated soil-based fill material, with small size concrete pad All waste material will be subject to segregation and appropriate disposal.</i>
Pollution and Nuisances	<i>No significant pollution and nuisances. Any impact is commensurate with that of the normal residential development associated with what is an existing residential suburban area of the city.</i>
Risk of Accidents	<i>No significant risk of accidents.</i>

<b>2. LOCATION OF PROPOSED DEVELOPMENT</b>	
Existing Land Use	<i>Greenfield site, currently vacant sub-divided side garden.</i>
Relative Abundance, Quality and regenerative Capacity of Natural Resources in the Area	<i>Limited, given the suburban nature of the area.</i>
Absorption Capacity of the Natural Environment	<i>Commensurate with the suburban nature of the area.</i>

<b>3. CHARACTERISTICS OF POTENTIAL IMPACTS</b>	
Extent of the Impact	<i>The impact of the development is considered neutral</i>
Tran frontier nature of the Impact	<i>n/a</i>
Magnitude and Complexity of the Impact	<i>The magnitude and complexity of the impact of the development is considered neutral, given the residential nature of the development within a residential area of the city.</i>
Probability of the Impact	<i>The development is likely to proceed subject to planning/funding approval</i>
Duration, Frequency and Reversibility of the Impact	<i>Any potentially significant impact is limited to the construction of the project, which is of a limited duration.</i>

### SCREENING CONCLUSION STATEMENT

*Having regard the contents of Article 120 of the Planning and Development (Amendment) (No.3) regulations 2011 and Schedule 7 of the Planning and Development Regulations 2001 as amended it is considered that the proposed development, by reason of its nature, scale and location would not be likely to have significant effects on the environment. Accordingly, it is considered that AN environmental impact assessment is not required.*

Name:	<i>Tadhg Keating</i>
Position:	<i>Director of Services</i>
Date:	<i>May 2020</i>